



RESIDENT CONSULTATION IN THE FORMATION OF PETRA





BACKGROUND

Over the past year, HUD conducted an extensive strategic planning process that directly engaged over 1,500 internal and external stakeholders, plus tens of thousands more through the Internet.

The Department also hosted five convenings with a cross-section of state and local agency administrators, residents, developers, property owners, lenders, advocates and other stakeholders to explore in depth issues in each of our three major rental assistance programs.



BACKGROUND (CONT)

Of these convenings, two were with residents of our programs. One resident convening was for public housing tenants and the other, *for the first time in the history of the Department*, brought tenants of public and assisted housing and participants in the Housing Choice Voucher program together with HUD to discuss how rental assistance programs could be improved.

The feedback on our proposal to Transform Rental Assistance was critical in the formation of PETRA. Many of the issues raised were incorporated into the Department's draft legislation.





STAKEHOLDER CONVENINGS HELD ON TRANSFORMING RENTAL ASSISTANCE

October 7, 2009	Public Housing Stakeholder Convening
November 6, 2009	Housing Choice Voucher Stakeholder Convening
January 7, 2010	Multifamily Stakeholder Convening
January 9, 2010	Webinar with Public Housing residents
January 20, 2010	Public Housing Resident Convening
March 24, 2010	Webinar with Housing Choice Voucher residents
March 29, 2010	Webcast on TRA for residents of Multifamily, Public Housing, and Housing Choice Voucher programs
April 14, 2010	Convening of Housing Choice Voucher, Multifamily, and Public Housing Resident Leaders







HUD ASKED: HOW CAN FUNDING RESIDENT PARTICIPATION BE IMPROVED?

Residents responded	Under PETRA
<ul style="list-style-type: none">• Funding for participation is essential• Current funding can be difficult to access• PHAs are sometimes not responsive to residents' organizing needs• Funds for participation should be available to residents that are independent of owners, and available to residents of all programs	<ul style="list-style-type: none">• Funding for organizing and involvement would be made available through a competitive process• Resident councils and other organized groups would be eligible for funds• Funding would, for the first time, be available to residents of all programs





HUD ASKED: WHAT RESIDENT PROTECTIONS ARE ESSENTIAL?

Residents responded	Under PETRA, residents would
<ul style="list-style-type: none">Residents should not have to pay more than 30% of their income towards rentResidents should not be rescreened at conversionResidents should be evicted only for good cause	<ul style="list-style-type: none">Continue to pay 30% adjusted income (no change in rent policy)Not have continued residency affected by conversions– no rescreeningAfter conversion, evictions only for good cause





HUD ASKED: IS CHOICE IMPORTANT?

Residents responded	Under PETRA
<ul style="list-style-type: none">• “The ability to move is a fundamental right”	<ul style="list-style-type: none">• PETRA will increase resident choice, allowing residents to choose where they live without fear of losing rental assistance.• After two years in the converted property, residents have option to move using a Housing Choice Voucher





HUD ASKED: HOW CAN WE ENSURE RESIDENT SUCCESS WITH A VOUCHER?

Residents responded	PETRA would
<ul style="list-style-type: none">• Voucher holders need “preparation, education and services” to be successful• Residents need “mobility counseling, to help identify properties in better neighborhoods with good schools.”• PHAs should encourage landlords to participate in the program and help voucher holders locate a unit	<ul style="list-style-type: none">• Cover one-time costs of combining HCV program administration to make programs more effective, including at promoting mobility• Promote outreach to encourage landlords in a broad range of communities to participate in the program and additional services to expand families' housing choices• HUD is also making administrative changes to promote resident choice.





HUD ASKED: WHAT ARE THE BEST FEATURES OF HEARING RIGHTS?

Residents responded	PETRA would
<ul style="list-style-type: none">• Hearing rights should be the same for residents across programs• Applicants must have rights to a hearing• Reviews must be conducted by an independent person• Residents should have a right to review documents	<p>Establish uniform procedural rights, including:</p> <ul style="list-style-type: none">• notice requirements for applicants to or tenants of properties under a variety of circumstances, from ineligibility for assistance to eviction,• procedures for the review of actions, including the right to: inspect documents; bring a representative, and; have a review conducted by an independent person.



HUD ASKED: WHAT ARE THE BENEFITS TO PUBLIC OWNERSHIP WITH PRIVATE FINANCING?

Residents responded	PETRA would
<ul style="list-style-type: none"> • Private financing will make rental assistance programs more market driven, while retaining a public governance structure • The housing stock can be improved without increasing taxes for the general public • Congress will be more responsive if the stigma associated with “public housing” is eliminated 	<ul style="list-style-type: none"> • Open HUD’s rental programs up to private capital like other housing can access • Allow PHAs to leverage approximately \$27 billion in new money to fix up public housing • Ensure a much broader coalition with a stake in the success of public housing, through the commitment of city and state governments, the private sector and local not-for-profits

